COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: June 9, 2014
AGENDA NUMBER: 13
FILE NUMBER: 13-090
ITEM: Aquatore Park

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: City of Blaine
10801 Town Square Dr NE
Blaine MN 55449

PURPOSE: Construction of a new ball field

LOCATION: Aquatore Park located in the northwest quadrant of US Hwy 10 and Hwy 65. The address for Aquatore Park is 9191 Lincoln Street in the City of Blaine.
**APPLICABILITY:**
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.
4. High water table, outwash and organic soils.

**EXHIBITS:**
1. Narrative for Coon Creek Watershed District Permit pages 1-4, Appendix A: Project Location Maps, Appendix B: Floodplain Map, Appendix C: Soils Information, and Appendix E: Drainage Area Map and Modeling, Dated 12/23/2013, Received 12/30/2013.
2. Large set of plan sheets 1-10, Dated 12/30/2013, Received 12/30/2013.
3. Small set of plan sheets 1-10, Dated 12/30/2013, Received 12/30/2013.
4. Large set of plan sheets 1-10, Dated 12/30/2013, Received 1/29/2014.
5. Updated Narrative for CCWD Permit, prepared by SRF Consulting Group, dated 5-28-14, received 5-28-14.
6. Grading Plan & Detail Sheets prepared by SRF Consulting Group, dated 3-17-14, received 5-28-14.

**HISTORY & CONSIDERATIONS:**
The City of Blaine Parks Division is proposing to construct one softball field within Aquatore Park due to the loss of one ballfield that was taken for the Fogerty Curling Rink. This area was clear cut prior to any permits being applied for. The new ballfield is proposed to be located in a wetland. It is unfortunate that the area was clear cut prior to receiving a permit. The City regrets the events and wishes to comply with all applicable rules in moving forward with this project.

**FINDINGS:**
**Ditches and Drainage:** There is a public ditch on the property. The ditch is County Ditch 17. The ditch was inspected in 2011. The trend in land use for this drainage area is toward residential, commercial and industrial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage. The ditch is not in need of repair.

**Floodplain:** There is floodplain on the property according to FEMA at 900.0. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 901.6 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

**Groundwater:** Ground water is present at 901.0 feet in the north and central portion of the project, and 898.5 feet near the southwest portion of the project. The site does not include groundwater sensitive areas.

**Historic Sites:** The proposed project does not include sites of historic or archeological significance.
Local Planning & Zoning: The proposed project is consistent with local planning and zoning. There is an approved local water plan.

Maintenance: The proposed project is on City of Blaine property.

Soils & Erosion Control: Soils affected by the proposal are Lino, Isanti, Zimmerman and Millerville. Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.

Stormwater & Hydraulics: The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. Stormwater leaving the site is discharged into a well-defined receiving channel or pipe and routed to a public drainage system. Drainage sensitive uses do not exist downstream from the proposed site. The rate of post development runoff from the site does not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses.

Water Quality: Project does not include new impervious drainage areas greater than 1 acre. All discharges into wetlands are not pretreated by a sediment basin/water quality pond and are not designed correctly. The proposal will not detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

Wetlands: Wetlands exist on-site according to the 1987 Federal Manual and its associated supplement(s), NWI, and Soils Survey. Wetlands have been delineated. The wetland boundary has been approved.

The Wetland Permit Application states that 1.22 ac of wetland is proposed to be impacted in one location. The grading plan clearly identifies the proposed impacts.

Three alternatives, plus the proposed project, have been submitted. The applicant is minimizing wetland impact with the preferred construction plans.

The project is not wetland dependent.

The impacts are not exempt.

Total Proposed Permanent Wetland impact quantities for project to date are:

<table>
<thead>
<tr>
<th>Wetland ID</th>
<th>Area of Proposed Fill (S.F.)</th>
<th>Proposed Area of No Loss Excavation (S.F.)</th>
<th>Wetland Type</th>
<th>Purpose of Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>53,143.2</td>
<td></td>
<td>2</td>
<td>Baseball field</td>
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Total Impacts (S.F.) | 53,143.2 |
---|---|

**TOTAL FILL IMPACT** = 53,143.2 S.F. or 1.22 ac

**Wetland Replacement Plan:**
Mitigation is proposed at a 2:1 ratio via wetland credit purchase from an existing wetland bank. Total fill 53,143.2 S.F. * 2:1 replacement ratio = 106,286.4 S.F. or 2.44 ac of required mitigation through a wetland bank.

**Wildlife:** The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

**Performance Escrow:** $3,800.00

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<tr>
<th>ISSUES/CONCERNS:</th>
<th>NEED:</th>
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<tbody>
<tr>
<td>Wetlands: A wetland bank application needs to be completed.</td>
<td>1. Proof of withdrawal of the wetland credits must be provided to CCWD prior to construction.</td>
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<tr>
<td>Escrows: $1,500 + (3.6 acres x $500/acre) = $3,800.00</td>
<td>2. Receipt of escrows</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Proof of withdrawal of the wetland credits prior to construction